App F IX 4

Previous

193
( ml )

File No 238-33
Serial Nos 12 > 16

*Previous References*

Re 145 32, 122
147 - 19 405
166 - 20 - 1 - 6
145 - 32 634

*Letter References*

Re 68-37-60 & 74

TJ 2-35 (1h)

# GENERAL AND REVENUE SECRETARIAT

*Serial Nos*

Part B for February 1935

SUBJECT

Disposal of sites near the Poor House Block B Basingstoke

Ml Comm'r Bloomsbury
Dir of Health
Chief Engineer
Comptroller Genl
Secy to Q.s Arm'

W D 03607—G1 B—22 500—2-8 35

Re d 4913 7 dated 22 1 35

Sanction the proposals as to the method of taking which 2a sites be allotted to the H & O assn instead of den as proposed The 2b site available for the public being reduced from 11a 2r

Sites to the Bangalore Oriental Bank Ltd
L 4065-
4417

General and Revenue Secretariat | File No | of 193 | [App F III—2

Serial No

Letter no 4 To 284 dated 26/2/34 from the Mr Commr Bangalore City recommending sanction to the resolution quoted that 100 sites, Out of the sites two acres are to the west and south of the existing Par horse block in Basavanagudi extension to the Bangalore Oriental Bank Ltd at Rs 250 per site, subject to certain conditions

1 There was a protest from the rate-payers of Basavanagudi against the grant of such a large number of sites to the Bangalore Oriental Bank Ltd, instead of giving the same to the Govt for recovering at upset price as proposed by the quoted resolution The connected papers have been referred unofficially to the Mr Commr for favour remarks if approved the return of the papers may be awaited

(No 4011 Mr Commr 27/2)

A

2 Submitted for orders

AV 9/3

3 A This may be done

(Chief Secy) Asst 10/3

4 RG 12/3/34

Asst 12/3

Sanction Plots 34 D o letter no 299 | 33-34 dated 23rd March 34 from Mr P H Krishnarao Mr Commr, Bangalore City stating that the Bank have paid the balance of Rs 12 000 | - towards the full settlement of the Value of 64 sites and have also executed the necessary agreement in this behalf and

by 13/3

NOTE—Co tn Sheet

WD 0434—GPF—15 000—12 10-33

Grant of 100 sites to the Hyderabad Oriental Bank Ltd

[illegible] L4417

File No | of 193 | General and Revenue Secretariat

Serial No

and requesting that sanction may be accorded to the grant of the sites to the Bank as recommended by the Council

5 A protest from the rate-payers of Basavangudi against the grant of 100 sites to the Bank, was referred unofficially to the Municipal Commr for remarks on 28/2/34 and the Mr Commr instead of furnishing his remarks before and returning the file, has sent up the present communication seeking sanction of Govt for the grant of the sites

6 Before sanction could be accorded the Mr Commr may perhaps be requested to return his office file on the subject sent to him on 27/2 with his remarks Submitted for orders

A

26/3/34 AV.

7 A The may be seen

The protest of the rate payers referred to above having been noted by the Mr Commr for Bgloa he should perhaps have deferred return of execution of agreement by the Bank pending orders of Govt

Please see 41(3) of Mysore Rules & Regs

(Chief Secy) 27/3

Mr Menon — 8 RR 29/3/34

Dewan

9 He sd be asked to return

Re grant of two sites to the Mysore Oriental Bank Ltd

[4417]

General and Revenue Secretariat | File No | of 193 | [App P. III—2

Serial No

the file

(10) Inf^n may also be obtd from him as to the total no of sites there the total amt incurred in laying them out & what rates sites in the locality have been sold previously

(11) As the transaction requires the previous sanction of Govt he may be asked to state why he got the agreements executed before receipt of orders, he may be informed that no further action should be taken by him till orders of Govt are rec^d

JPJ 28/3

(12) Noted Keep the file in the Secretariat

28/3

(13) Issue at once a reminder for Rs 28 to Bank note No 7099 dt 28/3/34 to P M Krishnaraja Esq MA Accountant Bangalore City - Requesting him to return the file sent to him unofficially and to furnish information re the no of sites etc and also enquire why he got the document executed by the Bank before receipt of Govt sanction

(14) Reminder after issue as directed The file may now be submitted to the Dewan (Ref para 12)

29 3 34

Dewan) 29/3

NOTE—Contn Sheet

WD 0434—GPB—15 000—12 10-33

28/3/34

1 Grant of 100 shs to the Mysore Oriental Bank Ltd

4447 / 4458 / 4458

File No ____ of 193

General and Revenue Secretariat

Serial No

Petition dated 29/3/34 from P Shamarao Mills of Basavangudi, protesting against the grant of 100 shs by the Bangalore agency mill to the Mysore Oriental Bank at an upset price

15) The ADC has been requested to return the file sent to him unofficially, together with information as to why he executed the agreement with the Bank when previous sanction of Govt was necessary under the Statute and the receipt of reply from him is awaited

16) If approved the present petn may be sent to him with a request to expedite the reply already called for

This seems unnecessary in view of orders in Para 15

17 The reply of the DC and to the Office letter D/28 3 34 may be awaited for 2 or 3 days more

Chaffee) 5/4

Ack 5 4 34

18) 19) Please wait till Monday & remind the DC

20) Submitted with a draft do reminder for approval

21) Issue 9/4

Secretariat 7307 of 12/4/34 To D H Krishnarao Esq ADC Regret has to expedite his reply

TYPING SECTION 10 APR 1934 GENL

Reply has been sent 12/4

Lr of 100 sites in Basavangudi referred in
L4011 to the Oriental Bank Ltd

General and Revenue Secretariat | File No | of 193 | [App F III—2

Serial No 98

Petition dated 22/2/34 from Mr S Sitaramayya Inhabitant, Basavangudi forwarding copies of resolutions passed at the Public meeting of the Rate Payers held at 6 Pm on 18/2/34 at Basavangudi, protesting against the action of the Bangalore City Mcl in having reserved 100 sites in the Basavangudi Extension to the Mysore Oriental Bank Ltd"

22) If approved the petn and its enclosures may be sent to the Commr Bangalore City for disposal or report if necessary

23) Submitted for orders

BS
27/2/34

Chief Secy)

MSK
27/2/34

24) In todays Tappal, the Mc Comr has sent a letter asking for the copies of Govt Orders in this transaction Then the Secy has written to send them to us for favour of remarks

RG
27/2
27/2/34

Dio. No 1818-33
Dy 28/2/34

25) Forwarded with compliments unofficially to the municipal Commr Bangalore City for favour of remarks

B.o
R. Krishnamachari
for Chief Secy to Govt
83

SECRETARY
) AFR. 1934

NOTE—Contn Sheet

WD 0434—GPB—15 000—12 10-33

Serial No

1 20) Mr S Sitaramaiya says the City Municipal Council have arranged to transfer 100 sites to the Mysore Oriental Bank Ltd , on certain conditions with the ostensible view of enabling the lo er and upper middle classes to have habitations of their own within a definite period and that the ratepayers feel that undue concessions have been shown to the Bank which seems to result in great hardship to the poor people

2 The Oriental Bank placed before the Municipal Council in their letter dated 2-6-1933 a House Building Scheme which they claimed would satisfy the requirements of the middle classes and which would supplement the work of the Municipality in providing convenient, cheap and good houses, - as explained in their prospectus-combining the benifits of Insurance with the facilities of Banking The Bank would undertake the construction of the buildings and continue to maintain some kind of control over the w'ole colony in the interests of the health ard comfort of the said Colony The cost of the building would be recovered from the party spreading the payments over a long period so that the monthly payments may be within t'e capacity of the purchaser To ensure the success of their scheme they recuested the Municipality (i) to make over to them the whole plot of land behind Bull Temple and to the West of the Poor House Block which the Municipality was laying out into sites at an upset price, (ii) to permit t'e Bank to pay 25% of the cost immediately and the balance

balance in 10 equal annual instalments and (iii) to charge on the balance a nominal rate of interest considering the service value of the scheme This scheme as set forth in the prospectus attached was placed before the Council on 8-7-1933 on which date it was deferred to the meeting held on 23-8-1933 and then referred to the Managing Committee The Managing Committee considered the scheme on 14-9-1933 at which the Manager of the Oriental Bank was also requested to be present to explain the scheme to the members of the Managin Committee After a full discussion it was resolved by the Committee that the Mysore Oriental Bank Ltd Bangalore be granted 100 sites measuring 60' x 40' each out of the site to be formed to the West and South of the Poor House Block, Basavangudy at Rs 250/- per site subject to the following conditions -

(a) That the Bank shall not charge more than Rs 250/- per site to its corstituents,

(b) that houses shall be constructed on each site within one year from the dat of delivery of possession, and

(c) that the grant of the sites to the Bank shall be treated as a lease from the Municipality, the latter having the right to resume them if the conditions referred to are not complied wit

This resolution of the Committee was considere by the Council on 14-10-1933 at which the opinion of the Managing Committee was approved But instead of giving 100 sites outright it was resolved to reserve 100 sites for the Bank to be given as many at a time, as necessar , t time li it being one year T is re olu on

resolution was communicated to the Bank on 21-10-1933 requesting them to apply for as many sites as they required when they are ready to start construction The Managing Committee and the Council therefore took four full months to decide in detail the scheme set forth by the Bank before finally coming to a - decision after considering the status and the working of the Bank The Bank - replied on 15-11-1933 requesting for the reservation of 104 sites and asking for immediate delivery of possession of 61 sites adjascent to t e Mallikarjunaswami Temple to enable them to take up construction of the buildings They also sent a cheque for Rs 3,812-8-0 being 25% of the value of the 61 sites and asked for permission to pay the balance of Rs 11,437-8-0 within 2 years in 4 half yearly instalments together with interest at 6% per annum on the balance due I ordered on that letter that the amount may be received and one hundred sites reserved for one year as - resolved by the Council and that in consonance with the practice in all cases -- where site value has to be recovered in instalments , the balance ma be paid in 18 monthly instalments in half yearly - instalments with 6% interest The amount paid by the Bank has been kept in deposit pending sanction of Government for the disposal The Bank sent on 10-1-1934 a further sum of Rs 187-8-0 being ¼ value of 3 more sites adjoining the 61 sites already applied for as they formed a - complete block This amount also has -

has been kept in deposit In view however of the Council resolution that the sites should be reserved only for a period of 12 months, I recommended to the Council that the balance of site value may be permitted to be paid in two half yearly instalments instead of in 3 half yearly instalments as already opined by me This is still before the Council for disposal Pending the decision of the Council, possession of the sites has not yet been given to the Bank As one Mr Narayana Rao who had quarrying rights behind the Bull Temple was making these sites unfit for building purposes by quarrying indiscriminately and making deep pits, the Bank was permitted on their application to enclose with wire fencing, the area reserved for them so that the sites may not be disfigured and the Bank put to the unnecessary expense of making sites again fit for building purposes The approval of Government for the grant of these sites has been sought for in this office letter No G Mo 284/7 dated 22nd February 1934

Mr Sitaramiah says that the interest that the Bank is going to charge on the monies due from their constituents for the house building scheme will be <u>not less than</u> 8% Copy of my letter to the Bank in this connection and their reply, attached hereto will show that the Bank undertake to charge not more than one percent above the rate at which they are able to raise money and also not to charge more than 8 per cent in any case

extent

Coming to the question of the cost of the houses to the constituents I sent for Mr Sitaramaiya to explain how B & A class houses which cost - Rs 2,000 and Rs 1,250/- respectively - for erection cost in the aggregate Rs 8,000/- and Rs 6,000/- respectively to the constituent He was unable to explain So far as I understand the scheme, the constituent will have to deposit 1/5 of the cost of the house with his application and the Bank undertakes to build a house for him and put him in possession within 12 months He can pay the balance either lumpsum, in which case he will certainly save all interest, or in as many instalments as he likes, up to the -- maximum period of 25 years The lesser the number of instalments the lesser has he to pay towards interest The total - cost will certainly go up if the period of repayment is spread over a number of years But it will certainly not - amount to Rs 6,000 or Rs 8,000 As an - additional security the Bank want the constituent to assign to them their Life Insurance Policy for the value of the house If the constituent is regular and repays the whole amount the policy will be returned to the insured or his heirs In other cases the Bank appropriates whatever is due to it and returns the balance The constituent need not take out a fresh - policy if he has already got a policy - which can be assigned nor do the Bank insist upon the constituent taking a -

policy with any particular company

I think this is a necessary safeguard for the Bank which is also dealing with public money This point was consider both by the Managing Committee and the Council and then the resolutions passed

There are more than 260 sites formed near the Poor House Block and it is only 100 sites out of them that have been reserved for the Bank They have n paid the full value of 64 sites which I recommend may be granted to them There will still be available nearly 200 sites for disposal to other applicants either on the same upset price or by public - auction The Municipal Council are however for granting all these sites at - upset prices of Rs 250/- each as this is the only bit of Municipal land remaining which can be given on upset price to the poor people, as if land is to be acquired, it will necessarily put up the price of sites and sell by public auction would be most desirable in such cases This upset price of Rs 250/- was fixed by the Managing Committee taking into consideration that in the Poor House Block just adjoining these sites, the upset price fixed was 6 annas a square yard On my recommendation that 6 annas was too low a rate and that including the cost of ~~xxxxx~~ layout which would work out to about 10 annas a square yard, the price fixed must be one rupee a square yard, the Managing Committee fixed a round figure of Rs 250/- for a site measuring about 266 square yards in

ext t

extent The rate now fixed for the Bank is therefore reasonable with the specific condition attached that to their constituents they must not charge anything more towards the value of the site

The other consideration which induced the Managing Committee and the Council to reserve sites for the Bank was that the Bank would be in a position to build a number of houses within a short space of time so that we would have a hundred houses within a period of 12 months, whereas they could not be so certain that if the sites were disposed of to individuals, especially to the poorer classes, the houses would spring up so quickly

I have already noted above that the possession of the sites has not yet been given to the Bank pending sanction of Government though the full value of the sites has been received Mr Sitaramaiya is therefore wrong in saying that the Bank has taken possession of the sites The circumstances under which the sites have been enclosed with fencing have also been noted above

The extreme dissatisfaction that Mr Sitaramaiya refers to is nothing more than an agitation set up by --- ignorant or interested persons who do not know the scheme or the full facts

of the case

4011, 4447 4458 4458

The grant of the sites to the Bank is in the nature of an experiment to attract private capital to supplemen efforts of the Government and Municipal for providing houses for the poor and middle classes on the Hire Purchase System and in the opinion of the Cou cil the terms offered by the Bank are -- reasonable The Council are prepared t consider at any time any offers from - other Banks, Co-operative Societies and private capitalists who come forward to provide houses on the Hire Purchase System on similar terms The Council is always willing to extend the same - concession to other parties also There is therefore no question of showing any undue concession to any particular Bank

Commissioner
7 4 1934

as

27) LJ 4 (9 Learn the manpk Chief Secy)
RZ
11/4/34
Council have Cancelled this Sch)

RZ
1/4/34

28) Please put up the
main file
11/4

29) Submitted with the connected
file with reference to para 9 to 11 supra

RZ
11/4/34

30) The information called for
in this office DO letter dt 28 3 34 may
be awaited The Hume Cave has
been removed in the Malls

CHIEF SECRETARY
12 APR 1934

Chief Secy)
11/4

31) RZ
14/4/34

32 The letter since
said may be
awaited the record
16/4

of sale to the Mysore Oriental Bank Ltd
4458 & 4766, 4767

General and Revenue Secretariat | * File No | of 193 | [App F III—2

Serial No

Do letter no 317/33-34 dated 13/4/34 from the Governor, Bangalore city, stating that the agreement executed by the Directors of the Bank is not complete and has not been registered and that the direction that no further action should be taken in the matter till orders of Govt are received has been noted

Do letter no 316/33 34 dated 13/4/34 from the same officer, forwarding copy give resolution give relative that the reservation of the sale to the Bank be cancelled and the amount reserved from the Bank be refunded

33 Submitted, as directed

16 4 34 — with reference to the II Member's minute 34 in paras 9 to 11 Supra

35— The Municipal Comr's note on pages 6 to 13 of their notes containing their remarks on the protest read from the ratepayers of Basavangudi, and his Do letter dt 13 4 34 furnishing the information required by the II Member and explaining what action was taken to get the agreement executed by the Bank may kindly be perused He has stated that the agreement was not complete & possession given date had not been given and that there was no intention of giving possession before sanction of Govt was recd

The Comr further reference, however

NOTE—Contn Sl et

P 9/D

4767

File No | of 193 | General and Revenue Secretariat

Shows that the Hum' Council have since resolved that the reservation of the site for the Bank be cancelled and the amount received from them refunded

Chiefsecy) Am 16/4

RR 17/4/34

II nd Member 36) Am 17/3

CHIEF SECRETARY 16 APR 1934

OFFICE OF THE SECOND MEMBER OF COUNCIL 17 APR 1934 No- 6755

37) Seen I presume the matter will be dropped now

JPM 18/4

RR 19/4/34

35 This may be sent to (I Member and) the Dewan for perusal with reference to notes in the Central file

Chiefsecy) Am 20/4

CHIEF SECRETARY 20 APR 1934

39 As proposed

RR 26/4/34

Am 27/4

(1) Dewan

DEWAN'S OFFICE 28 APR 1934 No 6926

40) Am 28-4-34

RR Am 1/5

Grant of sites to the Mysore Oriental Bank Ltd

L4767

General and Revenue Secretariat | File No — of 193 | [App F III—2

Serial No

40) May the papers be received now

1 5 34 AM

42 Please enter the letter received from the Commissioner today, in which he shows that he is expecting some final orders of Govt on the matter before the sites reserved to the Bank could be disposed of to others.

AM 1/5

Letter no L D 359 | dated 27 4 34 from the Commissioner Bangalore City, forwarding for sanction copy of the resolution of the Municipal Council that 100 sites may be sold to the officials of the Bangalore City Municipality who own no houses at an upset price of Rs 250 each and 50 sites may be granted to the ladies at Rs 250 each whose income is below Rs 50 per

P.U.D II

43 There was a protest from the Rate-payers of Basavangudi, against the proposal of the Municipal Council to reserve 100 sites to the Mysore Oriental Bank at an upset price of Rs 250 each, and this has been subsequently cancelled by the Council

P.U.D II

44 The present proposal of the Municipal Council to grant sites at an upset price of Rs 250 each to the officials of the Municipality irrespective of the pay they receive, does not appear to be equitable, in as much as the sum

NOTE—Contn Sheet

WD 01536—GPB—7 500—5-4-34

L 5047

File No L of 193 | General and Revenue Secretariat

Concession has not been extended to the officials in other departments in Bangalore and who own no houses. Besides when the financial position of the Mcl requires much to be improved, the Mcl would do well to realise as much money as possible by selling the sites in public auction, in view of the fact there is a great demand for the sites

45) If it is the intention of the Mcl to grant sites for officials, it is for their consideration why all the sites should not be reserved for being given over to officials in Bangalore only, at an upset price of Rs 250 each

46) Submitted for orders

BS 3/5 AV

47) Please put up the file in which the extension scheme was approved

Asst 4/5

48 Municipal file 145/32 X 43-4 on the subject is put up

BS 4/5 AV

49 The collection does not contain Rs 1+2 Please take up also that collection

Asst 5/5

50 The collection 145 X 32 Rs 1+2 is also put up

BS 5/5 AV

51 There are 250 sites formed on the new extension about the disposal of which the Mun' Com' has sought the orders of Govt

G

B

Serial No

The proposals of the Mcl are —

(I) To grant 100 sites to the Municipal Officials at an upset price of Rs 250 per site

(II) To grant 50 sites to the public whose income is less than Rs 50/- per month at the same price

The Disposal of the remaining 100 sites is reserved for separate consideration after orders of Govt are recd. re the correspondence on the subject of their grant to the Oriental Bank

2nd The idea in the formation of the extension was to provide house sites to the poor and the lower middle classes & it was also part of the scheme to grant sites to Co-opr Societies or Banks for building uniform types of houses and sell them to the public on the hire purchase system

3rd The proposal to grant the sites at an upset price seems therefore to be in order, as in case they are sold in auction, the poor & middle class people cannot hope to get them at moderate prices

The Mcl are not also in favor of auctioning the sites, as they have no other land which they can convert into sites for sale at upset price to poor people The upset price proposed works out at 15 as per Sq yd & the actual cost of the lay out is said to come to 10 as per Sq yard The rate proposed is not therefore high

4th It is not however clear why any distinction should be made, in giving out the sites, between the Municipal & Govt Officials on the one hand and the members of the public on the other Such a distinction is sure to create discontent and it would

NOTE—Contn Sheet

WD 0434—GPB—15 000—12-10-38

Serial No

perhaps be desirable to have the sites allotted by a small committee, as recd one consideration of all applications whether from Govt Officers or otherwise, the criterion being that the applicant possess at present no house or house sites, that their monthly income does not exceed a certain amount say Rs 50 per month and that they are prepared to put up a building within the time prescribed

5th Steps considered necessary when the number of sites to be allotted to Officers & non Officers, 50 sites may be given to the Municipal Officers, 50 Sites to other Govt Officers & 50 to non-Officers, the conditions of them not owning a house or a site & of them getting an income of Rs 50 & under applying to all equally.

6th - As regards the remaining two sites, there are no steps of Govt to be passed as the recd have cancelled their offer of the sites to the Oriental Bank. Since the construction of houses & their sale by Co-op Societies or Banks is part of the scheme, the Rd Council may perhaps be asked to what steps if any co-operative institutions are coming up with applications for some or all the sites It is understood that the Bangalore Co-op Housing Society has such an object in view & is likely to approach the Recd for some sites

for orders

Chiefsecy 7/5.

The matter may perhaps be talked over with the Council

(*) These numbers may even be 30 & 70

(*) Please see the I Member's minute D 25 3 34 Mil in the Confidential file

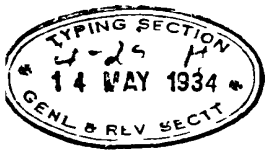
OFFICE OF SECOND MEMBER OF EXECUTIVE COUNCIL
8 MAY 1934
No 7369

Serial No

58) Yes He may be asked to meet me to discuss - Meanwhile, please examine & note whether the Jal Cl have powers to dispose of individual Sites or whether the power is vested in the Com under the legn

JGR 12/5

59) 17/34 Please pursue & obtain draft DO letter 14/5




60) Submitted with a draft DO for approval
BS for 14/5

66) Issue a resolution under a note on the point raised
DNA 14/5

Issued vide 8268 of 15/5/34 to O H Krishnamachari Esq Requesting him to discuss the matter with the Secretary of the Committee

Under Sec 41(1) of the Improvement Trust Municipalities Regn 1933, every Trust shall be competent subject to the restrictions contained in Sub Sec (2), to lease, sell or otherwise transfer any movable or immovable properties which may for the purposes of the Regn, have become vested in or been acquired by it and, so far as is not inconsistent with the provisions and purposes of this Regn to enter into and perform all such contracts as it may consider necessary or expedient in order to carry into effect the said provisions and purposes

NOTE—Contn Sheet

WD 0434—GPB—15 000—12-10-33

L 5047

Title No 2 380 of 1933 | General and Revenue Secretariat

Serial No

mo Clause (2) of Sec 41
the municipal council is competent to sell
immovable property without the previous sanction
of Govt if the value does not exceed two thousand
Accordingly individual sites may be disposed of
by the Mel

(63) Kind reference is invited to Proviso (c) to
Sub sec (2) of Sec 245 of the City Municipalities
Rgn 1933, which runs as follows
Property, whether movable or immovable,
vested in or belonging to or otherwise held by
the Mel, shall not be deemed to vest in or
belong to or otherwise to be held by the Commr
and the Mel Commr has not authorised by the State to
exercise the powers under Sec 41 of the City Mpl Rgn 1933
Submitted with reference to Para 66 of the

83
1615/34

64. I have discussed the
matter with the Commr & given him
certain general lines
on which certain proposals may
be forwarded As further proposals 7721
may be awaited The first of the works 17/5
are that (1) No objn to
reserve the sites & the Govt
poor & give them on upset price 17/5
(2) Bulk of sites shd be available
for the poor & the public -
(3) A portion may be given to orgns prepared such as Co-operative Societies, Housing Boards etc
to build & sell houses to the poor on specified terms
Conds

Govt 17/5 — 17/5 APR

Sus

Serial No

65 I understand from the present Con[r] that he does not know anything about this. The file may be sent to him in order of noting my visits & sending up proposals on the lines indicated. It is a pity that the previous Con[r] did not take action in the matter himself.

66 Pl. do thro Rd 3/8 7/8/34

67 Forwarded with compliments and Bangalore
to the Municipal Commissioner, for favor of note and return

By order
Asstt to Rao
for Chief Secretary to Govt

68 Noted and returned with thanks for Commissioner

4/9/34

69 Subd for perusal

70 The Mun' Com's proposals will be awaited for some time

Chiefsecy 5/9

71 8/9

72)

Explained to the Hon'ble Rao Bahadur on 10/9/34

L.con.045-34
31-9-34

CHIEF SECRETARY Rec'd 5 Sep 1934

NOTE:—Cover Sheet

WD 0[illegible] 500-[illegible]

Disposal of sites in the Poor House Block, Basavanagudi

ML File No 238 of 1933 | General and Revenue Secretariat

74) Subs with a draft reminder for approval

75) Issue

Issued Do No L 3142 dated 1-11-34

GENL & REV SECTT 304

Letter No Ay 523/34-35 dated 19-12-1934 from the Municipal Commissioner Bangalore city requesting sanction to the resolution of the Municipal council in the matter of the disposal of the sites to the west of Poor House Block Basavanagudi

76) The 254 sites available for disposal are proposed to be allotted as follows -

(1) 50 sites for municipal employees including teachers of primary schools etc at an upset price of Rs 250 each, Rs 50 being paid immediately after allotment and the balance in 18 monthly instalments

(2) 50 sites to the city Housing Society Chamarajpet at an upset price of Rs 250 each subject to the condition that Rs 50 is paid on allotment and the balance in 6 monthly instalments, the construction being commenced within 2 months and completed within 12 months

(3) 25 sites to the Oriental Bank

(4) 10 sites to the Non Gazetted Officers' Assn

(5) 12 sites to be reserved for the construction of schools, hospitals etc

Disposals of sites in the Poor House Block Basavangud



Serial No

(6) 110 sites to the Public whose income is below Rs 50 p.m. at an upset price of Rs 250 each

77) The Municipal council propose that instead of giving sites to the Municipal employees 50 houses be built by the Municipality and given to them on hire purchase system. This is for orders

78) A Committee is also proposed to be appointed for the consideration and disposal of application for sites out of the 110 sites

Submitted for orders with reference to para 64 ante

Chief Secretary

79) A Is this admissible?

80) Please note the previous reply of

81) Kind reference is invited to G.O. No. R 45 27-8/Ml 147-19 5 dated 28-9-1920 sanctioning the proposal of the Bangalore city Municipal Council to build 70 poor houses at a cost of Rs 1,000 each at the South west corner of the Basavangudi Extension and to dispose of the houses to bona fide applicants on hire purchase system and to G.O. No. L 5219 Ml 166-20-6 dated 15-3-22 approving of the conditions for the disposal of the houses

82) It is not clear at what cost the 50 houses are proposed to be built. Even if a minimum cost of

NOTE—Contn Sheet

WD 01955—GPB—22 00—12 6-34

Disposal of sites near the Poor House Block Basavangudi

2869/I

2869/I

Mdl File No 238 of 1932 | General and Revenue Secretariat

Rs 1000 per house is estimated the whole expenditure will amount to Rs 50 000 and how the amount is proposed to be met is not known Besides in view of the heavy commitments of the Municipality re water supply and underground drainage scheme etc it is not perhaps desirable that the Municipal council should launch schemes of the kind. The purpose will be served by the grant of House Building Advances to the Municipal employees who purchase sites Submitted for orders

The Municipal Council may perhaps ask for a loan for this purpose

Even for this funds are necessary and a large amount will be required if all the 50 employees are given the advance

Rem from 7/1/35

83) Section 61(c) of the City Mcpl Regulation enables the Mun Council to provide out of municipal funds accommodation for any class of servants employed by the Municipal Council and to grant loans to such servants for construction of house The proposal to construct houses for the Municipal employees and give the houses to them on the hire purchase system seems to be admissible under the said provision

84) On a previous occasion the Mcpl was allowed to construct 70 houses & give them to poor people on the hire purchase system. This was evidently done under Sec 56 (bb) of the Mun Regn 1906 corresponding to the present provision in Section 61(c) of the City Mcpl Regulation.

Refer Para 79

(Chief Secy)

Asst 8/1

85) The proposals of the Mcpl Council may be agreed

8 JAN 1935

R2 9/1/35

II member

86) I agree

Asst 9/1

OFFICE OF THE SECRETARIAT OF COUNCIL
9 JAN 1935
No. [illegible]

Disposal of sites near the Poor House Block Basavangudi

No 2

**General and Revenue Secretariat** | MR File No 238 of 193 3 | [App F III—2

Serial No

OFFICE
JAN 1935
No. 3890

add ten sites may be allotted to Rly officers, Asst as ten would be too few & the no for the Govt public reduced from 110 to 100

RR 12/1/35 12/1/35

Please put up draft MN 12/1

87) Draft submitted for approval
RMM 15/1/35 MN/15/1

88) may be sent to the Dewan for perusal before issue

chief Secy) MN 16/1

Dewan) RR 16/1/35 MN 16/1

16-1-35

RR 17/1/35

Issue MN 17/1

TYPIST 17 JAN 19[illegible] GENL

6 to
The Md commr, Bangalore city
Dr of Health
Chief Engineer of Mysore
1 Comptroller to Govt
Secy N & O Dept

Dr L 4903 4 dated 22-1-35

Sanctions the proposals with the modification that 20 sites be allotted to the N & O instead of 1 as proposed, the sites available for the public being reduced from 110 to 10

NOTE—Contn Sheet

RB 7/2 MN

WI 01955—GPH—22|500—12-6-34

File No of 193

General and Revenue Secretariat

No G To 284/Cmc Seven

CITY MUNICIPAL OFFICE

*Bangalore City Dated* 22nd February 1934

GEN & REV SECTN
27 FEB 1934
L.S.G. BRANCH

26/4065

FROM

E H KRISHNA RAU ESQ M A
MUNICIPAL COMMISSIONER
*Bangalore City*

To

✓ R Panga Pao, Esq ,B A ,B L ,
Chief Secretary to the Government of Mysore,
BANGALORE

Sir,

RR 27/2/34 Note 29/2/34

I have the honour to state that the Government in their Order No L 1587-9/'1 145-32-4 dated 1st September 1933 have approved the lay out of small House Sites each measuring 60' x 40' on the big plot of Municipal vacant land to the West and South of the existing Poor House Block in Basavanagudi Extension, subject to certain conditions and a revised plan prepared as per above - order is herein enclosed for kind information

The object in forming this was in pursuance of a comprehensive Housing Scheme which included the grant of sites to Co-operative Societies or Banks to build a uniform types of houses and sell them to the public on the hire purchase system as part of the Scheme When this proposal was under consideration, a letter from the Mysore Oriental Bank Ltd , was received on 2-6-1933 for putting into practice a "House Building Scheme" of their own (Copy enclosed)

The letter was placed before the Managing Committee who required the presence of the Manager of the aforesaid Bank at the time of their meeting held on 14-9-1933 to explain the - details and the workability of their Scheme Accordingly a letter to the Manager of the Bank was written and he appeared before the Committee with the prospectus of the Bank regarding the Scheme The question was fully discussed at the meeting of the Managing

Committee, who felt convinced about the soundness and practica
bility of the same and recommended that 100 sites may be rese
to the Bank at Rs 250/- per site subject to certain conditions

Their recommendation was approved by the Council at their meeting held on 14-10-1933 and the resolution was co municated to the Bank The Bank has paid a sum of Rs 4,000/- towards the ¼ value of 64 sites out of 100 reserved

I enclose herewith the copies of resolutions of t Managing Committee and the Municipal Council together with cop of prospectus of the Bank and the Draft Agreement to be execut in favour of the Municipal Council I request that sanction Government may kindly be obtained to the resolution of the Co as the total cost of the sites exceeds Rs 2,000/-

I have the honour to be,
Sir,
Your most obedient servant,

Municipal Commissioner

Forwarded with compliments,

Hon President

MSV

Ass
DO 299
33-34

4417

CITY MUNICIPAL OFFICE
BANGALORE

Dated 22nd March 1934

23

Dear Sir,

In continuation of this office letter No G No 284 dated 26-2-1934 in the matter of sanctioning the resolution of the Council dated 14-10-1933 for the grant of 100 sites to the Mysore Oriental Bank Ltd , Bangalore, out of the sites newly formed to the north--west and south of the existing Poor House Block at Basavangudi Extension, I write to state that the Bank in addition to Rs 4000/- already deposited, have paid on 28-3-1934 the balance of Rs 18,000/- towards the full settlement of the value of 64 sites in one plot out of 100 sites reserved for them

They have also executed the necessary agreement in this behalf

I,

I t'erefore request you to 'indly ob'ain early sanction o' 'overn ent for t'e grant of the sites to t'e Ban as recommended by t'e Co so t'at t'ey may tal e up t'e construction of 'o on t'ese sites during t is summer alone and pro- vide as many 'ouses as possible

Yours sincerely,

I unicipal Commissioner

R Panga Rao,Esq ,B ,B L ,
C ief Secretary to t'e 'overn ent of Mysore,
Bangalo

Appendix F G—1]

SUBJECT

Section Nil

File No

Immediate

Serial No

*Diary No of letter replied to*

No L7099

To

The Chief Secy

Bangalore City (Through Revenue

General and Revenue Secretariat

( )

*the* *193*

Dear Sir

Date of issue 28/3/34

Signed by for A S Rao

With reference to your letter no 299 33-8 dt 23 3 34 regarding the grant of sites to the Mysore Oriental Bank, Ltd, Bangalore and other sites newly formed near the Poor House Block in the Basavangudi Extn, I am desired to request you to return the file on the subject regarding the protest received from some rate payers to Sri Thayar unofficially on 28 2 1934. Information may be furnished as to what total no of sites in the locality, the total cost incurred in laying them out

List of enclosures

Copied by

Examined by

and the rates at which sales in the
locality have been sold previously ——
I am also to enquire why you for
the agreement executed by the Bank
before receipt of Govt sanction. No
further action should be taken in the
matter till orders of Govt are recd. ——

Yours Sincerely

P Hanumadasu
Mecon

When previous sanction of Govt to the deferment of sales is necessary under Sec 41(2) of the Act please refer

D O No 27097

GENERAL AND REVENUE SECRETARIAT

*Dated Bangalore* 28th March 1934

Dear Sir,

With reference to your D O letter No 299/33-34 dated 23rd March 1934 regarding the grant of sites to the Mysore Oriental Bank, Ltd., Bangalore out of the sites newly formed near the Poor House Block in the Basavangudi Extension, I am desired to request you to return urgently the file regarding the protest received from some rate payers sent to you un-officially on 28th February 1934 Information may be furnished as to the total number of sites in the locality the total cost incurred in laying them out and the rates at which sites in the locality have been sold previously I am also to enquire why, when previous sanction of Government to the disposal of the sites is necessary under Section 41(2) of the City Municipalities Regulation, you got the agreement executed by the Bank before receipt of Government sanction No further action should be taken in the matter till orders of Government are received

Yours sincerely,

P H Krishna Rao, Esq , M A.,
Municipal Commissioner, Bangalore City

L 445-D

Submitted —

The main file on the subject ~~has been submitted to the Dewan~~ after issue of letter to the Minister, asking him why he got the agreements executed by the Board before receipt of orders of Govt and not to have any further action before orders are ~~received~~

The present file may if approved be placed in main file after it is received back

JB
31 3 [illegible]

The file need back [illegible]

4458

R Ranga Rao, Esq B A , B L ,
Chief Secretary to Government,
of H H the Maharaja of Mysore,
B A N G A L O R E

Sir,

We the undersigned desire to invite reference to the resolution passed at a public meeting at Basavanagudi and submitted to you by Mr S Seetharamaiya, Municipal Councillor, who presided on the occasion in regard to the grant of 100 sites for inadequate upset price to the oriental Bank Ltd We desire to press upon the respectful consideration of the Government the following important points amongst others:-

1. The Stability of the Bank and the consequence of its going into liquidation at any time

2. The nature and constitution of the agreement between the bank and the firm of managers Messrs K S Moorthy & Co., the relationship of the bank with Life Insurance Company, if any

3 The design, measurements, accomodation, quality of materials used, etc , for the construction of the two classes of houses.

4 The nature of the general rules of discipline governing health, beauty and corporate life to which all the members are subjected to ( vide the prospectus of the bank )

5 For "A" class buildings a member has to pay about Rs. 23/- a month at the least and Rs 35/- in the case of class "B" Buildings It will be apparent that only persons who draw much more than Rs. 100/- a month can possibly become members if at all, and the poor people and middle class people can have no benefit or advantage as mentioned in the prospectus of the bank.

6 The agreement between the bank and the Municipal Commissioner contemplates the handing over of possession of sites for which the payment has been made but possession of 67 sites

appears to have been given over in contravention of that agreement Further complications, we understand, has arisen owing to the disturbance to a quarry contractor in the area concerned as his license continues till the end of May

We beg of you kindly order the grant being held in abeyance immediately We venture to submit that it is possible to get houses constructed on a co-operative basis by any one of the Co-Operative Banks in the city who have a lot of surplus deposits at their credit Further the Municipality may itself raise a loan, construct buildings and let them out for rents as has been done in the C.&M Station Bangalore and also in the Mysore city

In conclusion we respectfully pray for early orders of Government in this matter which has been agitating the minds of the public

We Remain,

Sir,

Your most obedient servants,

Date 29 3 34

BANGALORE.

1 P Shamarao

2 B T Gopalakrishna

3 Venkatarao

4 S V Rajan

5 J N Raja Rao

6 G Ghousudeen

7 B S Ramachandrachary

8 N Subbaiah

9 [illegible]

10 H Hayavadana Rao

11 J Narayana Rao

12 B S Venkatarao

13 Shankara Sastry

14 P L Shama Rao

Dear Sir,

Date

Your most obedient servants,

We Remain,

Sir,

of the public

Government in this matter which has been agitating the minds

In conclusion we respectfully pray for early orders of

one in the G.T.R. Station Bangalore and also in the Mysore city.

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Co-Operative Banks in the city who have a lot of surplus deposits

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im diately e venture to submit that it is possibl to get

le beg of you kindly orde- the Tent being held in abeyance

c in force continue till the end of May.

b the distances to a cartly contractor in the area concerned

m Further conditions, we understand has arisen owing

, to have been given over in contravention of that agree-

15 A N [illegible]
16 S A [illegible]
17 K V Sunaramu
18 K Syed Mugeeroom
19 K S Shariff
20 N Krushnachary
21 G Ramakrishna
22 B Channakeshavamurthy
23 [illegible]
24 [illegible]
25 [illegible]
26 [illegible]
27 A P Sreenivasa Bhat
28 G Padmanabha Rao
29 B Ramakrishnaiah
30 [illegible]
31 [illegible]
32 L A Srinivasan
33 B Abdul Bakhi
34 G Lingamurthy Rao
35 K S Anantharaman
36 H V Sree Ramulu
37 T S [illegible]
38 D [illegible]
39 [illegible]
40 Y V [illegible]
41 [illegible]
42 B Suryanarayana Rao
43 C [illegible]

44 Brahmanand
45 M Namaswaya
46 M Gurudas
47 D Jayamma
48 S Raghavendra Rao
49 K R Ramesh
50 [illegible]
51 [illegible]
52 A [illegible]
53 K V Venkateshaiah
54 [illegible]
55 K Ranga Rao
56 B C Ramaswamy
57 [illegible]
58 [illegible]
59 [illegible]
60 [illegible]
61 [illegible]
62 K N Satyabhama
63 [illegible]
64 K. Narayana Swamy Naidu
65 Nalla Raghunadha Rao
67 Venkata Rao
68 [illegible]
69 H L N Rao
70 Ramesh Nathan
71 [illegible]
72 B V Gopala Rao
73 B S Ananthakrishnan
74 [illegible]
75 V B Rangu
76 [illegible]
77 B [illegible]
78 [illegible]
79 [illegible]
80 [illegible]
81 [illegible]
82 K Srinivasan
83 S. N Ramachandra
84 J H Venkoba Rao
85 S Narayanaiah
86 [illegible]
87 [illegible]
88 [illegible]
89 T Chellappa Iyengar
90 [illegible]
91 [illegible]
92 B [illegible]
93 [illegible]
94 [illegible]

The reply may kindly be sent to
Mrs S Sitaramiah Esqr B A, Retd. Asstt Comm
and Municipal [illegible]

Mk 83-98

4011
L 772

GEN 24 FEB 1898
L & O Br

To

The Chief Secretary,

To the Government of His Highness the Maharajha of Mysore,

Bangalore.

Sir,

I beg to enclose herewith a copy of the Resolutions passed at the Public Meeting of the Ratepayers held at 6-p. m. on the 18th instant at Basavangudi at which I had the honour to preside.

2. The City Municipal Council have arranged to transfer 100 Sites to the Mysore Oriental Bank Ltd., on certain conditions with the ostensible view of enabling the lower and upper middle classes to have habitations of their own within a defenite period. But the Ratepayers feel that undue concession have been shown to the Bank which seems to result in great hardship to the poor people The enclosed Prospectus will disclose the way in which the Scheme is to be worked out In addition to the interest which may not be less than 8 per cent the person who joins the scheme will have to pay Municipal taxes and Premium for Life Insurance which in the aggregate will amount to a sum of Rs 8,000/- for B- Class building and that for A-class Rs. 6,000/- The person who joins the scheme , it will thus be evident will have to pay more than four times the actual cost of the building including the site value.

3. I am therefore desired to request you to send for the records and get the scheme examined with all its implications and consider whether it would not be to the interest of the public that the sites should be given over to applicants who have no sites or houses at cost price and to dispose of by public auction the sites that may remain after allotment to the poor

4 I understand that under the terms of agreement be the Bank and the Municipal Council the possession of the sites be handed over to the Bank only after the value of the same is received by the Municipality. But on the other hand, it is learnt that the Bank has already taken possession of over 67 sites and has enclosed the whole area with wire fencing without payment of the full cost.

5 I venture to bring to your kind notice that this proceedure has created extreme dissatisfaction amongst the Basavangudi Public I earnestly request the Government to enquire into the mat er as urgently as convenient and adopt suitable steps to rectify the irregularities.

6. I desire to assure you that every one of us is anxious to make sites available to the poor houseless people and also the lower and upper middle classes who are urgently in need of relief But every one is equally anxious that these people should derive proportionate advantages to the financial sacrifices they are called upon to make

With kind regards,

I beg to remain,

Sir

Your Most Obedient Servant,

Bangalore

22nd Feb 1934

-s Sitaramayya

Member Legislative Council

PROCEEDINGS of a Public Meeting held at the maidan near Pump House, Basavangudi, on 18th February 1934 at 6-30 P M. under the Presidency of Mr S SITARAMAIYA, Municipal Councillor.

- - -

The following Resolutions were unanimously passed:-

1 That this meeting appeals to the Government of His H ghness the Maharaja of Mysore to call for the records connected with the grant of a large number of sites in the Basavangudi Extension to the ORIENTAL BANK, LTD , on certain conditions and to examine the conditions whether they would really help the poor people in securing dwelling houses of their own and that the grant of such sites to the ORIENTAL BANK be held in abeyance.

Mover P. M Rama Sarma. Seconder: B Surappa, Rtd Taluk Sheristedar. Carried unanimously

2. This meeting authorises the President of this meeting to send up this resolution (the above) to the Government and to send a copy of it to the Municipal Council for necessary action being taken immediately.

Lover: W. S Ramanuja Iyengar Seconder P Sitapathi Mudaliar. Carried unanimously.

PRESIDENT

THE

# MYSORE ORIENTAL BANK, LIMITED

Chickpet BANGALORE CITY

## HOUSE-BUILDING SCHEME

1 Object—

The Mysore Oriental B nk Lim ted Bang lore C ty has s t forth the follow ng scheme of House Bu ld ng w th v w to throw open extended Bank ng f c l t es on a very attr ctive nd e sy bas s to n ble the average men of mod st m n to own houses through a w ll cons dered syst m of d ferred p ym nts w thout be ng l ble to nv t r ght t the start a b g cap t l of the r own Th sch me mong oth r th ngs asp res to pro id houses d gned w th an eye to comfort he lth and be ty It hopes to promote h b ts of thrift nd rec proc l co oper tion among the v ous M mbers of the Colony The promot on of c ic r spons b l ty mong the con t tu nt M mb r s one of the pr me obj cts of the Scheme In a word the ambit on of the promoters of th s S heme is to m k the Colony a mod l n every way The succ ss of the whol Sch me re ts on the g n rous patronag of the Gov rnment and the symp thet c co op r t on of the Local Bod s and the will ng ss stance of publ c sp r t d c t zens

2 The Colony—

It i d signed to be a s lf contained one In the fir t instance the Colony con sists of a hundr d dwellings d vided nto

1 50 A Class of Rs 1 250 each
2 50 B Class of Rs 2 000 each

3 The Style of the Colony—

Th Colony will b lled **The Mysore Oriental Bank Colony**

4 Qualification for Membership—

(a) *AGE* Pr f r nce g v n to M mbers of e ther sex betwe n 20 and 40 ye rs of ge

(b) Ev ry Member for an A Cl ss Hous h ll place w th th B nk a ca h depos t of Rs 250 tow rds the v l of 25 sh res of th B nk to be allotted by th Bo rd t th r d cret on Th s amount may be paid in a lump w th th appl cat on or by not mo e th an ten inst lments of Rs 25 each The Appl c t on f e for th class Rs 5

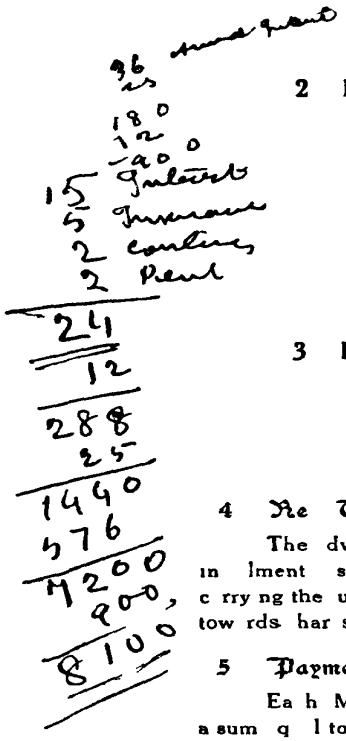
(c) In add t on as a cov r to th B nk which und rtak s to b ld the house for the M mb r e ch M mber shall n ur h or her own l f to the ext nt of Rs 1 250 w th t rm of endowment not xc d ng 25 ye rs

(d) Every Member f r the B Cl ss shall pl ce w th the Bank a sh depo t of Rs 400 towards the v lue of 40 sh res of the B nk to be allott d by the D rectors at th r d scretion Th amount m y be p d n a lump with the applicat on or by not more th n ten instalments of Rs 40 per month The Applic t on fee for th cl ss s Rs 7 8 0

(e) In addit on a a cover to the B nk wh ch und rt ke to bu ld the hous for the Member e ch memb r shall in ure h s or her own l fe to the xtent of Rs 2 000 w th a term of endowm nt not exceeding 25 years

*Note* —

1 In e ther class of Membership the Insurance Policies shall be absolutely assigned in favour of the Bank



2 **In the event of Death—**

In the event of the death of a Member before the f nal discharge of all th moneys due to the Bank in respect of the house the B nk will collect the Pol cy amount together with all the bonus s vest ng thereon and after appropriating the moneys due to it from the Member the balance shall be paid to the legal cl mants of the deceased M mber and the house becomes the entire and unencumbered property of the legal claimants

3 **In the event of Survivance—**

The B nk sl ll collect the Matur ty Cla m amounts due under the Pol cy nd after appropr t ng the moneys due to them from the M mb r the b lance shall be pa d to h m and the house be omes his or her nt re and unen umb red property

4 **Re The Qualification Share Amount—**

The dv nce amount pa d by the M mber w th appl cat on and furth r in lment sh ll be kept n the House bu ld ng Sav ngs Bank Account c rry ng the usu l S v ngs Bank r te of nt rest t ll they are approp ated tow rds har s Th mounts shall not be withdrawn by any Member

5 **Payment of Insurance Premium—**

Ea h M mber under A or B Cl ss shall d pos t w th the Bank a sum q l to one y pr m um on h s or h r own Poli y and continue p y ng the mo thly qu rt rly half y arly or yearly pr miums r gul rly to the Bank

N B —In the c se of ev ry Pol cy holder t is nece ary th t he or she should pro ide the Ag Proof at the t me of the Absolute Ass gnment to m ke th Cl m incont stabl t the time of Matur ty

6 **Uninsurability—**

In the ev nt of any M mb r s l fe b ing uninsur ble h cash d pos t sh ll be r turned without any int rest Under no circumst nce th appl cat on fee paid sh ll be returnable

7 **Occupation of the House—**

Ev ry M mber s ent tl d to occupy the house w th n twelve months from the d te of th e full payment of the C h Deposit ano on getting his or her life insured

8 **Allottment of Shares—**

If the shar s ar not allott d w th n one year fro n the date of the m mber pay ng the q l fic t o amount in full or at the t me of occupying the hous whichever s e rl er th d po ted amount w ll cont nue to carry inter st at the S ings Bank r te as d alt w th abov The d po it amount und r such c rcum tances shall be return ble only t the t me of final settl ment of account

9 **Monthly Payments after Occupation—**

(1) A tu l Insrance Pr mium

(2) M n c pal and cont ngent charg s —

(3) A sum of Rs 10 and Rs 15 per me en for A nd B Classes re pect v ly tow rds part payment of pr nc pal and i terest on actu l bal nces at —

*Note* —

It s exp cted that the entire loan advanc would be l qu d ted with n tw nty fi e y ars Any cess paid in the hape of instalment shall reduce th pr nc pal furth r and bring about an earl r d charge of debt

10 **Terms & Conditions—**

(1) All p yments due should r ach the Bank on or before the 10th of e ry month and if overdue interest at one and a half t mes the usual rate of interest shall be charged

(2) Any amount paid in any month in excess of the actua other charges will be appl ed tow rds the reduct on of principal

(3) The B nk has full lien over the house till all the mc them by the Member are completely discharged in full No Men the me nwh le sell mortgage rent or lease out the house witho consent of the Bank N ither shall he or she alter or disfigure any portion of the Building

(4) Cons stent with the g neral plan of the Colony any M w th the consent of the Bank add or alter or improve the dwellii her own cost

(5) All re dent members of the Colony shall be subject t rules of descipl ne govern ng the health beauty and the corporat Colony

11 Failure to pay Instalment—

If any Member is p rmanently incapac tated to pay the ins caus s beyond h s or her control the proof whereof being s t sfa D r torate the account might be closed The B nk shall treat p yments m de by the Member thereto as an ad ance The Men ch rged a fl t r te of rent for the actu l p r od of occupation an able sum to co r deprec t on ch rges The balance th t m y after appr pr at on sh ll b pa d to the Memb r In the case of b ng nd bted to the B nk ft r the s d appropri tion the B n arrang ments to recov r the dues from the Member The house cases go back to the poss ss on of the Bank

12 Powers of the Bank—

The D rectors of the B nk reser e to th m el es absolu m k ng any dd t ons lt rat ons or mod ficat ons in the rules fr time without pr jud ce to th interests of the ex st ng Members

A Puttuswa
(Retired Ex Eng neer
Chairman of the Board of

*B ngalore C ty*
*2nd September 1932*

---

*To*

**The Managers**

THE MYSORE ORIENTAL BANK
No 66 Chickpet Bar

*Date* ___

DEAR SIRS

I have read the House-Building Scheme by the Bank and have fully understood all the terms and conditions contained therein I shall be glad to own a house under the Scheme when the system is started

I shall also be obliged to you if you would kindly intimate to me when exactly the Scheme will be initiated into work

Yours faithfully,

*Name*

*Address*

894 32 M kk l Pu t k P B City

# MYSORE ORIENTAL BANK LTD.

## BANGALORE CITY

### HOUSE BUILDING SCHEME APPLICATION

| | | |
|---|---|---|
| 1 | Name of the applicant (in full) | |
| 2 | Father s name | |
| 3 | Occupation of the applicant | |
| 4 | Place of residence | |
| 5 | Place of Birth & Domicile | |
| 6 | Age & Caste | |
| 7 | Income per month<br>(a) Salary<br>(b) house property<br>(c) landed property<br>(d) other sources | |
| 8 | Total value of immovable properties | |
| 9 | Total amount of liabilities | |
| 10 | Does the applicant own a house in Bangalore City | |
| 11 | Has the applicant insured his/her life | |
| 12 | If so in what company<br>for what amount<br>since how many years<br>have any of them lapsed | |
| 13 | Class of the house required | |
| 14 | Maximum period required for payment | |
| 15 | Amount of rent the applicant has been paying every month at present | |

I h d th l f th H B ld g S h m d h by d t k t b d by th m th t w
m f ce d th t m y be bro ght t f h fte f m tim t tim

*Date* *Signature*

Copy of letter No 99 dated 14th February 1934 from the Secretary, Mysore Oriental Bank, Ltd , Balepet, Bangalore City, to the Municipal Commissioner, City Municipality, Bangalore City

****

While thanking you for your letter No 3,200 dated 6-2-1934 we would like to place before you the following facts which we are s re are not unknown to you

Of late it has been the tendency with almost all Banking concerns especially at Bangalore to stop advancing monies on immoveable properties such as houses and lands and even if they do, they do not charge anything less than 9% Even the Government and the Municipality are charging 6% on monies due to them Hence it may not be possible for use to charge only six percent as surgested by you but we can assure you that we do not go beyond eight percent Even in the prospectus issued by us in connection with the House Building Scheme, a copy of which has been filed with the Registrar of Joint Stock Companies it is stated that we will charge not more than eight percent

In this connection it may not be out of place if we write to you that arrangements arebeing made to raise sore money for this scheme at a low rate of interest Anyhow we charge only one percent and above what we pay

THE

# MYSORE ORIENTAL BANK, LIMITED

Chickpet BANGALORE CITY

## HOUSE-BUILDING SCHEME

1 Object—

The Mysore Oriental B nk L m ted Bang lore C ty has s t forth the followin, scheme of House Bu ld ng with a v ew to throw op n extend d Bank ing f c l t es on a very attracti e nd e sy ba s to n ble the average men of m d st me s to own houses through a w ll con dered system of d ferred p ym nts w thout b ng l ble to nv t r ght at the st rt a b g cap tal of the r own The sch me among oth r thing a p res to pro id houss designed with an ey to omfort he lth and b uty It hope to promote hab ts of thrift nd rec proc l co op r tion among the v ious M mbers of the Colony The promot on of c) c re pon b lity mong the con t tu nt M mbers s one of the pr me objects of the Sch me In a word the amb tion of the promot rs of this Sch me is to m ke the Colony a mod l n every w y The success of the whol Sch m r t on the gen rou patronage of the Government and the sympath t c co op rat on of the Local Bod s and the w ll ng ass stance of publ c sp r t d tiz n

2 The Colony—

It s d signed to be a s lf contain d one In the first instance the Colony cons sts of a hundr d dwell ngs d d d nto

1 50 A Class of Rs 1 250 each
2 50 B Class of Rs 2 000 each

3 The Style of the Colony—

Th Colony w ll be ll d **The Mysore Oriental Bank Colony**

4 Qualification for Membership—

(a) *AGE* Prefer n e g v n to Members of e ther x between 20 and 40 ye rs of ge

(b) E ry M mb r for an A Cl ss Hous sh ll pl ce w th the B nk a cash d pos t of Rs 250 tow rds th valu of 25 sh r s of th B nk to be llotted by the Bo rd t th r d cr t on Th amount may be pa d in a lump w th th appl c t on or by not mo e th n ten in t lments of Rs 25 ach The Appl c t on f for th class i Rs 5

(c) In add t on as a cov r to th B nk wh ch und rtak s to bu ld the house for the M mber ea h Member sh ll insur h s or her own life to the extent of Rs 1 250 with a t rm of endowment not exc d ng 25 years

(d) Every Member for the B Cl s shall pl ce w th the Bank a c h depos t of Rs 400 tow rds the valu of 40 sh r s of the B nk to be allott d by the Dir ctors t the r d s retion The mount may be p id in a lump with the appl cat on or by not more th n ten instalments of Rs 40 p r month The Appl c t on fee for th s cl s s Rs 7 8 0

(e) In add t on as a cover to the B nk wh ch und rt kes to bu ld the hous for the Memb r e h member sh ll nsur h s or h r own l fe to the extent of Rs 2 000 with a term of endowment not exceeding 25 years

*Note* —

1 In e ther class of Membership the Insurance Policies shall be absolutely ass gned in favour of the Bank

**2 In the event of Death—**

In the ev nt of the death of a Member before the f nal d scharge of all the moneys due to the Bank in respect of the house the Bank will collect the Pol cy amount together with all the bonuses vest ng thereon and after appropriating the moneys due to it from the Member the balance shall be paid to the legal cl mants of the dec ased M mber and the house b comes the entire and unencumbered property of the legal cl mants

**3 In the event of Survivance—**

The B nk shall collect the Matur ty Cla m amounts due under the Pol cy and ft r appropri t ng the moneys due to them from the M mb r th bal nce shall be pa d to h m and the house be om s h s or her nt re and unencumber d property

**4 Re The Qualification Share Amount—**

The adv nce amounts pa d by the M mber w th ppl cat on and further i stalments sh ll be k pt in the House bu ld ng Sav ngs Bank Account carry g th us l S v ng Bank r te of int rest t ll th y are appropri ted towards har s The mounts shall not be w thdrawn by any Member

**5 Payment of Insurance Premium—**

Each M mb r u der A or B Cl ss sh ll dep s t w th the B nk a sum q l to one y pr m um on h s or her own Policy and continue p y ng the monthly qu rt rly half ye rly or yearly pr m ums r gul rly to the Bank

N B —In the ca e of every Policy holder t s ne es ary th t he or she should pro de the Age Proof at the t me of the Absolute A gnment to m ke the Cl m incont st ble at the t m of Maturity

**6 Uninsurability—**

In the event of any M mber s l fe being un nsur ble h cash depos t sh ll be r turned w thout any inter st Under no c rcumstanc s th appl cation fee p d h ll be ret rnable

**7 Occupation of the House—**

Every M mber is ent tled to occupy the hous w h n twelve months from the d te of the full p yment of the C h Depo t nd on gett g his or her life insured

**8 Allottment of Shares—**

If the sh res are not allott d w th n one ye r from the d te of the member paying th qual fic t on amount n full or at the t m of occupying th hou whichever s e rl r the d pos t d amount w ll cont nue to c rry interest at the S vi gs Bank r t as d alt w th ab ve The depo t amount und r such c rcumstances shall be return bl only at the t me of final settle ment of account

**9 Monthly Payments after Occupation—**

(1) Actual Insrance Pr m um

(2) Mun cip l and cont ng nt ch rges ——

(3) A sum of Rs 10 and Rs 15 p r men m for A and B Classes resp ctiv ly tow rds part payment of princ pal and terest on ctual b lances at —

*Note —*

It is expected that the ent re loan advanc would be l qu d t d w th n tw ty fi e ye rs Any excess paid in the shape of inst lment shall reduce the pr ncipal furth r and bring about an earl er discharge of debt

**10 Terms & Conditions—**

(1) All p ym nts due should reach the Bank on or before the 10th of e ry month and if overdue interest at one and a half times the usual rate of interest shall be charged

(2) Any amount paid in any month in excess of the actual interest and other charges will be appl ed tow rds the reduction of princ pal due

(3) Th B nk has full l en over the house till all the moneys due to them by the Member are completely d scharged in full No Member shall in the meanwh le sell mortg ge rent or lease out the house without the active consent of the Bank Neither shall he or she alter or d sfigure or demol sh any portion of the Building

(4) Cons stent w th the general plan of the Colony any Member may with the consent of the Bank add or alter or improve the dwelling at his or her own cost

(5) All re dent members of the Colony shall be subject to the general rules of d scipl ne governing the health beauty and the corporate life of the Colony

**11 Failure to pay Instalment—**

If any Member is permanently incapacitated to pay the instalments for causes beyond his or her control the proof whereof being s t sf ctory to the D r ctorate the account might be closed The Bank shall treat all the interim p yments m de by the Member thereto as an advance The Member shall be charged a fl t rate of rent for the actu l period of occupat on and a reason able sum to cover deprec at on charges The balance that may be ava lable after appropr at on shall be p id to the Member In the case of the Member b ing ndebted to the B nk after the s d appropri tion the B nk shall m ke arrangem nts to recover the dues from the Member The house will in such cases go back to the possession of the Bank

**12 Powers of the Bank—**

The Directors of the Bank reserve to themselves absolute rights of mak ng any add t ons alterat ons or mod ficat ons in the rules from t me to time without prejudice to the interests of the ex st ng Members

A Puttuswamiah
(Retired Ex Engineer)
**Chairman of the Board of Directors**

*Bangalore City*
*2nd September 1932*

# MYSORE ORIENTAL BANK LIMITED,
## BANGALORE CITY

## *HOUSE BUILDING SCHEME*

1 **Object** —Mysore Oriental Bank Limited Bangalore City has setforth the following scheme of House Building with a view to throw open extended Banking facilities on a very attractive and easy basis to enable the average persons of modest means to own houses through a well considered system of deferred payments without being liable to invest right at the start a big capital of their own The scheme among other things aspires to provide houses designed with an eye to comfort health and beauty It hopes to promote habits of thrift and reciprocal co operation among the various residents of the proposed colony The promotion of civic responsibility among the constituents is one of the prime objects of the scheme In a word the ambition of the promoters of this scheme is to make the proposed colony a model in every way The success of the whole scheme depends upon the generous patronage of the Government and the sympathetic co operation of the Local Bodies and the willing assistance of the citizens

2 **Colony and its name** —It is designed to be a self contained one and shall be called MYSORE ORIENTAL BANK COLONY thereby showing its relationship to the Bank which gives it its origin In the first instance the colony consists of about a hundred dwellings divided into —

i About 60 houses of A class ranging from Rs 1 400 (minimum) to Rs 1 600 (maximum)

ii About 40 houses of B class ranging from Rs 1 800 (minimum) to Rs 2 000 (maximum)

The variation in cost depends upon the selection of the several type designs prepared in each class

3 **Applications** —Applications will be received from the public and the intending persons may send in their applications on the prescribed forms which will be supplied by the Bank Every application must be accompanied with an admission fee of Rs 5 or 7 8 0 for A or B class respectively without which no application will be registered The Bank reserve to itself the right of accepting or rejecting any application without assigning any reason therefor in which case the admission fee will be refunded to the applicant

4 (a) Only those applications in respect of which the admission fees are paid will be placed before the Board of directors of this Bank for consideration Such of the selected applicant shall be informed of the acceptance of their applications and they shall pay within one month from the date of intimation the deposit amount as noted below

(b) Every applicant for A or B class type shall place with the Bank a cash deposit of atleast 1/5 of the estimated value of the house out of which Rs 100/ and Rs 150/– respectively will be adjusted towards the value of 10 and 15 shares of the Bank to be alloted by the Board at their discretion and the balance will be kept under Savings Bank deposit account carrying the rate of interest in force at the time of placing the deposit

Interest on this deposit will be calculated at the end of every calendar year and added to the principal The directors of this Bank are at liberty to treat the whole amounts as deposit till such time as they find it necessary to adjust the required sum towards share account and they can also allot only as many smaller number of shares as they think fit In case no shares are alloted or if smaller number of shares are alloted the amount available will be kept in deposit till the final settlement of account If at any time during the period that this amount remains as deposit the party pays all the amount due to the Bank either by way of principal or interest he is at liberty to withdraw this deposit in full after giving atleast one month's notice to the Bank No person shall withdraw or transfer the deposit amount or shares standing in his or her name either in part or in full nor shall any loan be raised on the security of the same when any money is due to the Bank in any account

(c) As an additional cover each person shall insure his or her life for a sum not less than the estimated value of the house he or she proposes to buy The ap plicant shall pay the first year s premium along with the proposal and then shall nue to pay into the Banl further premia every month in advance commencing the date of acceptance

3 **General Conditions** —(a) It is absolutely necessary that every policy er under this scheme should provide the proof of age at the time of absolute n ment to make the claim incontestable at the time of maturity

(b) In the event of any memb r s life being un insurable his each deposit shall turned without any interest

(c) The amount invested on a particular house will be considered as a debt due ie party and interest will be charged on the balance of amount every month in nce

(d) **Monthly Payments** —(i) Actual insurance premium according to the nd period fixed by the party to suit his paying capacity (First year s premi o be paid in advance with the proposal and subsequent premia to be paid every h in advance commencing from the date of acceptance of the proposal)

(ii) A minimum amount of Rs 12/— & 15/— per mensem for A and B respectively towards part payment of principal and interest on actual balances t more than eight percent (to be fixed by the Directors at the time of entering he contract between both the parties (Bank—the owners of the buildings and arty—the resident of the same) payment commencing from the date of occupa of the house

iii) A small amount to meet the Municipal and contingent charges (to be by the board of directors)

e) The entire loan advance should be liquidated within twenty five years the date of agreement The excess of amount vide 3 (d) (ii) paid in the of instalments payable every month shall be adjusted towards the principal ring about an earlier discharge of debt

f) The Bank will engage overseers and Engineers for supervision and expert e fo which a small percentage of commission will be charged As the Bank ng to purchase a considerably large quantity of building materials it is need o mention hat the cost of the house will be very cheap As such the cost terials at the mail et rate and the actual charges paid for labour and super will be considered as the value of each house Interest will be charged on mounts actualy spent from time to time So no profit will be charged There he aggregate value of the house will be the actual cost of construction and vision The party may pay the full value of the house at any time after its letion and secure full possesion In such case he will become its owner and ank will issue the title deed of the house If he is unable or not inclined to ie full amount immediately he may pay it on a future date as a loan with st on it by entering into an agreement on such terms as may be agreed upon th the parties

g) **In the event of survivance** —If the party has paid into the Bank all the ys due by him towards the value of the hou e he has occupied before the date ich the policy ma ures the policy will be re assigned to him and the title of the house also will be granted by the Bank If any money is still due by arty the Bank shall collect the maturity claim moneys due under the policy fter appropriating the moneys due to the Banl from the party the balance be paid to him and the house becomes his or her entire and unencumbered rty

h) **In the event of death** —In the event of death of a party before the final rge of all the moneys due to the Banl in respect of the house the Bank shall the policy amount together with all the bonuses accrued thereon and after priating the moneys due to it from the party the balance shall be paid to the laiments of the deceased party and the house becomes the entire and unen ered property of the legal claimants

(i) The option of selecting the table and period of insurance is vested with the applicant provided the sum insured does not fall below the value of house and the period does not exceed twentyfive years

(j) The directors will certainly take into consideration the requests of the applicants in the matter of selection of sites house designs etc, but in all such

matters the discretion and decision of the Directors will b final and binding on the applicants

(k) Gr ound plans and type designs will be kept open for the perusal of the applicants who have paid the admission fees

(l) The houses will be neat decent looking comfortable and strongly construct ed with materials of superior quality Each house is designed to suit the needs of an Indian family with an eye to secure maximum accommodation convenience and comfort at minimum cost

(m) It is expected that the buildings would be ready for occupation within a p riod of one year from the respective dates of their deposits and on getting their lives accepted by the Insurance company

(n) The Banl will no enforce the question of life insurance in such cases where the applicant deposits the full value of the building along with the applica tion Preference will be given to those applicant who are prepared to insure their lives with the company suggested by the Bank but this does not preclude the Bank fro r accepting as security the polic es already insured for the amount equivalent to the cost of building provided the directors are satisfied wi h the same

(o) All payments due should reach the Bank on or before the 10th of every month and if overdue interest at one and a half times the usual rate of interest shall be charged

(p) Any amount paid in any month in excess of the actual interest and other charges will be applied towards the reduction of principal due

(q) Failure to pay the instalments towards any of the above accounts entitles the Bank to enter into the premises and take back the possession of the house Violation of the rules of the Bank failure to fulfil the terms of agreement causing inconvenience to the neighbours to do anything which is prejudicial to the interests of the institution or colony etc entitles the Bank to take bacl the possession of the house The Bank shall give notice in writing to the occupant stating the reason to quit the house In such cases the deposit amount and the proceeds of the shares shall be liable to be forfeited and further the party is liable to pay damages

(r) If any party is permanently incapacitated to pay the ins alments for causes beyond his or her control the proof whereof being satisfactory to the Directors the account may be closed The Banl shall treat all the interim payments made by the party thereto as an advance and he or she will be cha ged a flat rate of rent for the actual period of occupation i e upto the date on which he or she vacates the house and gives posse sion and a reasonable sum to cover depreciation charges The balance that may be available aft r appropriation shall be paid to the party In the case of the party being indebted to the Bank after the said appropriation the Bank shall make arrangements to recover the dues from the party The house will in such cases be taken back to the possession of the Bank

(s) The Bank shall be the owners of the house and has full lien over the same till all the moneys due to them by the party are completely discharged in full No party shall in the meanwhile sell make a gift mortgage hypothicate lease or rent out the house without the express perm ssion of the Bank Neither shall he or she alter or disfigure or demolish any portion of the Building

(t) Consistent with the general plan of the colony any member may with the written consent of the Bank add or alter or improve the building at his or her own cost

(u) All resident members of the colony shall be subject to the general rules of descipline governing the health beauty and the corporate life of the Colony

(v) The Bank will also undertake to construct houses in localities other than the Colony when so requested by any person who agrees to pay a reasonable com mission or remuneration for the services of the Bank

4 **Powers of the Bank** —The Directors of the Bank reserve to themselves absol ute rights of making any additions alterations or modifications in the rules from time to time without prejudice to the interests of the existing members

By order of the Board
K S MOORTHY & Co
*Managers*

BANGALORE CITY
Dated 14—3—1934

Appendix F G—1]

SUBJECT

Section ml

File No

Serial No

Diary No of letter replied to L4458

No L 7307

To

Dear Sir

General and Revenue Secretariat

( ml )

the 193

I am directed to invite reference to this office D.O. letter No L70099 dt 20/3/34, regarding the grant of sites to the Corporation Oriental Bank Ltd, Bangalore, out of the sites newly formed near the Post House block in the Basavangudi extension, and to request you to ~~return the file sent to you with~~ ~~on the subject on 2-3-34 immediately~~ ~~together with the information~~ ~~referred to therein~~

Kindly expedite
Yours reply thereto

Date of issue 12/4/34

Signed by A S Rao

List of enclosures

Copied by BV 12/4

Examined by

Yours sincerely

10/4/34

for P H Krishna Rao Esqre M.A

Secretary Bangalore

WD 0677—GPB—15 000—8 11 33

11/4

D O 317
33-34

GEN & REV SECTN 4766
14 APR 1934
L & G BRANCH

CITY MUNICIPAL OFFICE
BANGALORE
Dated 13th April 1934

Dear Mr Subba Rao,

I am in receipt of your D O No 7099 dated 28th March 1934 and D O No L 7307 dated 12th April 1934, in the matter of the grant of sites to the Mysore Oriental Bank Ltd The file sent to me unofficially regarding protests from some rate-payers was returned to the Chief Secretary to the Government of Mysore on 9 4-34 The total number of sites available in the locality are 260 as mentioned in my note on the file No cost has, so far been incurred in laying out the sites as the land is Municipal, but the cost of roads and drain is estimated ~~to cost~~ at about 10 annas a square yard - This has been included in the upset price fixed for the site at about Re 1/- a sq yd , as explained in my note The sites in the locality were formerly ~~sold~~ sold at 6 annas a square yard in the Poor House Block The present rate fixed is Rs 250/- for an area of 266 2/3 square yards which works out to nearly to a Re 1/- per square yard

In pursuance of the resolution of the Municipal Council, the Municipal Advocate prepared on 5-1-1934 draft of the agreement which had to be executed by the Bank before they could be permitted to enter into possession This agreement was executed by the Directors of the Bank on 22-3-1934, but the agreement is not complete as it has not been signed yet on behalf of the Municipal Council and has not been registered The agreement has not been given effect to and it has never been my intention to give effect to it until and unless Government Orders are received sanctioning the reservation The direction that no further action should be taken in the matter till orders of Government are received, is noted for my guidance

I may add that the Municipal Council on the motion of Mr M P Somasekhara Rao have cancelled the reservation of the sites in their resolution dated 9-4-34 as reported to Government officially to-day

Yours sincerely,

D O 316/1
33-34

1476

CITY MUNICIPAL OFFICE
BANGALORE

Dated 13th April 1934

Dear Sir

In continuation of my D O letter No 299 dated 23-3-34 regarding the reservation of 100 sites near the Poor House Block to the Oriental Bank Ltd , I write to state that on the motion of Mr M P Somasekhara Rao, Municipal Councillor, the Council, at their meeting held on 9-4-1934, resolved that the reservation of the sites be cancelled and the amount received from the Bank be refunded

A copy of the resolution of the Council is herewith sent for reference

Yours sincerely,

R Ranga Rao, Esq , B A , B L ,
Chief Secretary to the Government of Mysore,
BANGALORE

r c edings of the adjourn d General lecting of the City Municipal
il, Bangalore held on Monday the 9th April 1934

Referred Subjects 1 & 2

1 Mr M P Somasekhara Rao, B A ,LL B , Municipal Councillor, to move -

" That the reservation and grant of sites to the Oriental Bank, Ltd in the West of the Basavangudi Extension be cancelled and the amount, if any received from the said Bank be refunded "

2 To consider Office e o dated 13th Febru ry 1934 that the Mysore Oriental Bank have paid ¼ deposit of the value of the 64 sites near the Poor House Block, Basavangudi and that they may be permitted to pay the balance of site value in 2 half yearly instalments

Resolution - Mr M P Somasekhara Rao in moving the above proposition said that the object with which the Council resolved to grant the sites to the Bank, viz housing houses to the poor and the lower middle classes was not likely to be fulfilled as the conditions under which the Bank proposed to construct and lease houses to the public were very severe and no poor man would be able to pay the monthly instalments of Rs 15/- to Rs 20/- The Municipality would only be helping the Bank to strengthen itself by getting more share holders It was also doubtful whether the Institution had sufficient funds to invest on the construction of the 100 houses He said that the object of the Municipality would be better achieved if the sites were granted outright to the public instead of through the Bank

Mr C Garudachar in seconding the proposition said that the scheme proposed by the Bank was not of any advantage to the poor

The Municipal Commissioner explained that the scheme originally proposed by the Bank had been placed before the Managing Committee who had gone through it in detail in the presence of a representative of the Bank and after being convinced of the practical nature of the scheme had recommended the grant of the sites and the Council had sanctioned it So far the sites had not yet been handed over to the Bank but only reserved for one year out of which 6 months had already elapsed He therefore suggested that the Municipality may wait for another six ←

GT 359 Encl
30/4/34

Mi 238-33-1

CITY MUNICIPAL OFFICE

*Bingalore City Dated* 27th April 1934

5047

FROM

P H KRISHNA RAU ESQ MA
MUNICIPAL COMMISSIONER
*Bangalore City*

1 MAY 1934
L & G BRAN

TO

P Ranga Rao Esq B A B L
Chief Secretary to the Government of Mysore
Bangalore

Sir

I have the honour to state that the big plot of Municipal vacant land to the West North and South of the existing Poor House Block Basavangudi Extension is laid out into 250 small house sites esc measuring 60' x 40' as per lay out plan approved by the Central Health Committee and sanctioned by Government in their order No L 1587-9/Mi 145-32-4 dated 1st September 1933

Proposals were placed before the Council recommending that out of these sites 100 may be sold to the officials of this Municipality who own no houses in the City, at an upset price of Rs 250/- each and that 50 sites may be granted to the public at Rs 250/- each whose income is below Rs 50/- per month The proposals were approved by the Council at their meeting held on 9th April 1934 and a copy of the resolution of the Council is forwarded herewith with a request that sanction of Government may kindly be accorded thereto early

The other 100 sites had been originally reserved for being granted to the Mysore Oriental Bank Ltd on certain conditions but subsequently the Council have cancelled the grant to them as already intimated to you in my D O letter No 316 dated 13th April 1934

After final orders of Government are received in the matter

matter, the question of the disposal of these 100 sites will also be placed before Council

I have the honour to be,

Sir,

Your most obedient servant

Municipal Commissioner

DRR

Forwarded with compliments

Honorary President

No 32

Proceedings of the adjourned ordinary general meeting of the City Municipal Council, Bangalore, held on Monday the 9th April 1934, at 12 noon in the Council Chamber of the City Municipal Office, Bangalore

Present

B K Garudachar, Esq, (Honorary President )

Members.

Messrs
1 R Venkataswamy,
2 W H Hanumantappa,
3 S V Srinivasasetty,
4 K T Bhashyam Iyengar,
5 Ramlal Tiwari,
6 K S Kamakshiah Setty,
7 Dr V B L Narayan,
8 Y H Venkataramanappa,
9 D Venkataramanappa,
10 M Munisvamy,
11 B S Sankarappa Setty,
12 C N Narasinga Rao,
13 Rajacharita Visharada Rao Saheb C Hayavadana Rao,
14 C M Garudachar,
15 M P Somasekhara Rao,
16 S Sitaramiah,
17 M Chinnaswamy,
18 O S Nasrulla Sheriff,
19 Mir Iqbal Hussein,
20 Azizuddin Lehkri,
21 J R Isaac,
22 B Abdur Rahmon

Absent

1 Mr Belur Srinivasiengar,
2 Mr H Srinivasa Murthy,
3 Dr D Gopalakrishna Rao,
4 Mr S K Venkatarargiengar
5 Mr P Subbarama Chetty,
6 Sri B Ahanda Bai,
7 Mr Thangavelu Pillay

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Deferred subject No 3

To consider memo dated 3rd January 1934 from the Municipal Commissioner that out of the remaining 150 sites formed to the West and South of the Poor House Block Basavangudi one hundred sites be reserved for the Municipal Officials and the other fifty sites disposed of to others and that the Commissioner be authorised to grant the sites to Municipal Employees at an upset price of Rs 250/- each whose income is less than Rs 50/-per month subject to certain conditions

Resolution,- Approved 100 sites be reserved for the Municipal employees to beriven at an upset price of Rs 250 per site irrespective of the pay of the officials

Resolved further that the remaining sites be allotted to others whose income is less than Rs 50 a month.

The Municipal Commissioner be requested to place a list of persons to whom sites are proposed to be granted

Sd B K Garudachar
Honorary President

"Copy"

Municipal Commissioner

DPR

GENERAL AND REVENUE SECRETARIAT

D O No L8268/Rev 238-33-2 Dated Bangalore 15th May 1934

Dear Sir

With reference to your letter No G To 359 of 27th April 1934 recommending sanction to the proposals of the Municipal Council for the disposal of the sites laid out to the West North and South of the existing Poor House Block Basavangudi extension Iam desired to request you to kindly discuss the matter with the Second Member of Council in his chambers at the Public Offices Bangalore

Yours sincerely

AN

To

P H Krishna Rao Esq M A
Municipal Commissioner Bangalore City

C R G 2-5-34

SUBJECT

Section Rel
File No 238-33
Serial No 2
No L 8268

*Diary No of letter replied to* - 5027

EXHIBITION OFFICE
( Rel )
*the* *192*

To

Date of issue 15" 5"-34

Signed by Dr A Subba Rao

Dear Sir,

With reference to your letter no. L.D. 359 of 27.4.34 recommending Sanction to the proposals given under for the disposal of the Sites laid out to the West & North and South of the existing Bus House between Basavangudi Extension, I am desired to request you to kindly discuss the matter with the Secretary Member of Council in his chambers at the Public Offices, Bangalore.

Yours sincerely

over JM 14/5

List of enclosures

Copied by

Examined by

W.D.O.M.O—G.P.B. 1 0 0—4 10-29

W. H. Krishna Rao Esq. M.A.
Member Bang.

Appendix F G—1]

SUBJECT

*Diary No of letter replied to*

General and Revenue Secretariat

( )

*the* *193*

Date of issue 1/11/34

Signed by Mr A Subbarao

List of enclosures

Copied by

Examined by

Section nil

File No 238-33

Serial No R

No L 3142

To The Municipal Commissioner

Bangalore City

Dear Sir

I am desired to request you to be so good as to forward at a very early date definite proposals regarding the disposal of sites formed on the land situated in the west and south of the Poor House Block Basavanagudi

Yours truly

AV 30/10

Proceedings of the ...
Council, Bangalore, held on Saturday
at the Council Chamber of the City Municipal ...

******

Present

B K Garudachar, Esq ,
Hon President

Councillors

| | | |
|---|---|---|
| 1 | Sri Srirangamma | |
| 2 | Mr C N Narasinga Rao | |
| 3 | " K V Bhashyam Iyengar | |
| 4 | " S K Venkataranga Iyengar | |
| 5 | " P Subbarama Chetty | |
| 6 | " Pamlal Tiwari | |
| 7 | " B S Shankarappa Setty | |
| 8 | " Y V Venkataramanappa | |
| 9 | " D Venkataramanappa | |
| 10 | " K Srikantiah | |
| 11 | " Khaja Id Khader Sheriff | |
| 12 | " Abdul Majid | |
| 13 | " Mohamed Hussain | |
| 14 | " M Royan | |
| 15 | " B Kempanna | |
| 16 | " Thangavelu Pillay | |

Absent

| | |
|---|---|
| 1 | Mr V V Hanumanthappa |
| 2 | " Belur Srinivasa Iengar |
| 3 | " Hoskote Bhadrappa |
| 4 | " B L Byanna |
| 5 | Dr D Gopalakrishna Rao |
| 6 | Dr D S Ramachandra Rao |
| 7 | Mr M P Somasekhara Rao |
| 8 | " S Venkatapathiah |
| 9 | " N Balakrishnaiya |
| 10 | " S V Sreenivasa Setty |
| 11 | " O S Nasrulla Sheriff |
| 12 | " B D Naidu |

Vacant one

Subject No 10

To approve the opinion of the Managing Committee Meeting dated 14th September 1933 recommending the grant of one hundred sites measuring 40' X 60' each out of the sites to be formed to the West and South of the Poor House Block, Basavanagudi, at Rs 250/- per site - subject to certain conditions

RESOLUTION The opinion of the Managing Committee be approved Instead of giving 100 sites outright, 100 sites be reserved for the Oriental Bank Ltd , and given as many at a time as necessary The time limit being one year

Sd/- B K Garudachar,
Hon President

"C o p y"

Municipal Commissioner

"SV

Office of the Municipal Advocate,
Bangalore City, dated 5th January 1934.

DRAFT AGREEMENT

This agreement registered under Regulation No 3 of 1904 (and under No 647 of 1932-33) dated represented by him signed by the Mysore Oriental Bank, Ltd , Bangalore City, herein after called the Grantee which term shall include his successors in office and the Bangalore City Municipality represented by its Commissioner herein after called Grantor Municipal Commissioner expresseth

Whereas an application was made by the above Bank to the Bangalore City Municipality for the grant of one hundred sites measuring 40' X 60' each out of the sites newly formed to the west, south and north of the Poor House Block, Basavanagudi, Extension, at an upset price for building small houses to be sold to the Poor primarily according to plans and designs to be approved by the Municipality and whereas the City Municipality having the above object in view has agreed to reserve one hundred sites as per resolution of the City Municipal Council held on 14-10-33 The conditions of this Agreement to which the parties bind themselves are —

(1) That one hundred sites will be reserved for the Oriental Bank for a period of one year from the date of agreement by the Bangalore City Municipality.

(2) That out of the said reserved sites, possession of such only in respect of which full value is paid to the Municipality within the period, shall be given to the Grantee, Oriental Bank.

(3) That the Bank shall not sell the sites for more than Rs 250/- per site

(4) That the reservation of 100 sites will hold good only for a period of one year from that date after which the Municipality will be free to dispose of the sites in respect of which the price is not paid.

(5) That the 'Grantee' binds himself to build a compound wall etc of the sites possession of which is given within a period from the date of possession of the

up building as per approved plan and design as mentioned above within a period of one year from the date of taking possession of each of the sites

(6) That an open space not less than 5ft should be left on the rear and on the sides of each house and not less than 10ft from the road in front and that not more than 1/3 of the total area of the site - should be built upon on each site

(7) That the 'Grantee' further agrees to bind himself to make proper arrangements for constructing drains etc , to each house to drain off the sewage and sullage water and lead it to the Municipal drain

(8) That by virtue of this agreement it is clearly understood that no title to the property passes to the 'Grantee' but only possession is given, and title will pass only when all the conditions are fulfilled as aforesaid That further the grant of sites to the 'Grantee' (Bank) shall be treated as a lease from the Municipality and that the latter will have the right to resume possession of them if the conditions referred to are not complied with or in the event of the sites not being utilised by the 'Grantee' for the purposes for which they were given to him at a concession price and in default of any of the above clauses, the lands together with the buildings thereon that may have been constructed by the 'Grantee' will revert to the Municipality which is at liberty to dispose them off at its discretion

In token whereof I, the
of the said Bank affix signature to this agreement on behalf of the Bank in the presence of the undersigned witnesses

SCHEDULE

"True Copy"

Municipal Commissioner

Copy of letter No 888 dated 2nd June 1933 from the Mysore Oriental Bank, Limited, Bangalore City, to the President, Bangalore City Municipality, Bangalore

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We may be permitted to introduce ourselves to you as Bankers doing Banking business of every description having its registered office in the City of Bangalore The Bank was started in the year 1926 and has been showing considerable progress year after year, besides it has won the confidence of the public

It may be informed that we have just now introduced a novel "HOUSE BUILDING SCHEME" which will satisfy the requirements of the middle and also of the lower middle class people and which will also supplement the work of the Municipality in the direction of providing convenient, good and cheap houses The scheme (a copy of the prospectus of which is herein enclosed) is original in so far as it combines within itself the benefits of insurance with the facilities of Banking

The Bank undertakes the construction (under expert supervision) of the Buildings and continues to maintain some kind of control over the whole "COLONY" in the interest of the health and comfort of the people of the said "COLONY " The actual cost of the Building is recovered from the party spreading the amount over a long period so that the monthly charge may be within the capacity of the party to pay It is our earnest desire to keep down the capital charges as far as possible To see that we achieve our object in this, our endeavour, to "SERVE" the poor, we are sure, our benign Government and the Municipality will come to our aid

To make our scheme a success we want a single plot of ground in a healthy locality We now come to know that the Municipality intends to convert the grounds west of "THE POOR HOUSE BLOCK" Basavanagudi into sites and offer them to the public in the open market Now that we have made our object clear, we request you -

1 To sell to the Bank the whole of that plot at an upset price

2 To permit the Bank to pay 25% of the cost immediately

3 To pay the balance in ten equal yearly instalments

and 4 To charge (on the balances left) a nominal rate o
of interest considering the "Service value" of the
scheme

By granting these facilities, the Municipality will have the assurance that all the buildings will be constructed in the immediat future without loss of time not only conducing to the amenities and conveniences of the people, but also to the improved appearance of the city in the extension It may also be noted that the amount will b fully secured as we all these sites will be given as security for th balance of amounts due

The plan of the sites required for our purpose, will be sent to you very shortly

We know Sir, you are very much interested in making Bangalo City really habitable even to the poorest of the poor If only we have your sympathy and support, we are sure, Sir, we will make t schere a success that it should be

Sd/- K Sreenivasa Moorthy,
For K S Moorthy & Co , M a n a g e r s

"Copy"

Municipal Commissioner

Proceedings of the Managing Committee Meeting held on 14-9-1933

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Subject No.7

To consider Council Subject No 9 dated 8-9-1933, referring letter from the Managers, Mysore Oriental Bank, Ltd , Bangalore, requesting for the grant of a plot of land at an upset price for putting into - practice their House Building Scheme

Also Government Order No L 1587-9/11 145-32-4 dated 1st Sept 1933 sanctioning the layout of sites in the vacant land to the West and South of the existing Poor House Block in Basavanagudi Extension

RESOLUTION Resolved that the Mysore Oriental Bank, Ltd, Bangalore be granted 100 (one hundred) sites measuring 40' X 60' feet each out of the sites to be formed to the West and South of the Poor House Block Basavanagudi, Bangalore City, at Rs 250/- per site subject to the - following conditions -

(a) That the Bank shall not charge more than Rs 250/- per site to its constituents

(b) That houses shall be constructed on each site within one year from the date of delivery of possession

(c) That the grant of the sites to the Bank shall be treated as a lease from the Municipality and that the latter will have the right to resume them if the conditions referred to above are not complied with

Sd/- B Kempanna,
Chairman

"Copy"

Municipal Commissioner

187

Mr 238-335

**City Municipal Office**

No AY- 523/34-35 *Bangalore, Dated* 19th Decr *1934*

2869

From

M Seshadri, Esq , M A ,
Municipal Commissioner
Bangalore City

To

Rajasevasaktha
R Ranga Rao, Esq , B A , B L ,
Chief Secretary to the Government of
His Highness the Maharaja of Mysore
Bangalore

Sir

In continuation of this office letter No G T 359 dated 30th April 1934 regarding the disposal of sites formed to the west of Poor House Block Basavangudi I have the honor to state that in view of the applications received from the City Co-operative Housing Society and non-gazetted officers Association for allotment of sites in the above extension ~~is~~ revised proposals were placed before the Municipal Council for approval

The Council at their meeting held on 15th December 1934 approved of my suggestions

A copy of my memo dated 29th October 1934 and a copy of the resolution of the Council dated 15th December 1934 are herewith forwarded for favour of early sanction of Government

I have the honor to be,
Sir,
Your most obedient servant,

M Seshadri
Municipal Commissioner.

ss

Forwarded with compliments

Hon President

29th October 1934

Subject -Disposal of sit s formed to the West of Poor House Block, Basavangudi

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Government in their order No 1587-9 Ml 145-32-4 dated 1st September 1933 sanctioned the layout of sites to the west and south of the Poor House Block Basavangudi There are in all 257 sites available for disposal

At the request of the authorities of the Mysore Oriental Bank Ltd Bangalore 100 sites were reserved to be allotted to them by the Council at their meeting held on 14th October 1933 and the resolution was sent up to Government sanction Subsequently, the Council at their meeting on 9-4-34 cancelled the previous resolution dated 10-4-33 reserving 100 sites to the Bank

The Council resolved at their meeting held on 9-4-34 that 100 sites in the extension be reserved for being allotted to the Municipal employees at an upset price of Rs 250 each irrespective of the pay of the officials and that the remaining sites be allotted at an upset price of Rs 250 each to others whose income is less than Rs 50 a month This resolution was also sent up to Government for approval

Government are expecting revised and comprehensive proposals in view of the applications received from the City co-operative Ho sing Society and non-gazetted officers' Association &c I think it unnecessary to reserve as many as 100 sites for the municipal employees I recommend that instead of 100 sites, 50 may be reserved for municipal employees including teachers of primary schools under the control of the Municipality as this will materially reduce the number availabl for the general public A number of teachers have represented to me that they are anxious to purchase sites in this extension The sites may be granted at an upset price of Rs 250 each on the following conditions -

1. Rs 50 should be paid immediately after the allotment

2 The balance to be paid in 16 monthly instalments

The undersigned will, as already approved of by the Council

dispose of t[illegible]

The Ci[illegible]ousing Society Ltd Chamarajapet has applied for the grant of [illegible] sites in this extension The society proposes to advance money to its members to enable them to build houses according to approved design The society will be responsible for the payment of this value of the sites In case any member of the society who has started building defaults the society proposes to complete the building and recover the cost from the borrowers The Society proposes to allot the sites to ~~suitable~~ middle class persons who are either members already or who may be admitted to membership hereafter The ~~terms~~ offer by the Society appears to be satisfactory and may be accepted

50 Sites may be granted to the City Housing society Chamarajapet at an upset price of Rs. 250 each on the following conditions - Rs 50 per site to be paid on allotment The balance to be paid in six monthly instalments

The society should commense construction within 2 months from the date of taking possession of the sites and complete it within 12 months

The Council at their meeting held on 6-10-34 have resolved to reserve 25 sites to the Oriental Bank

10 Sites may be allotted to the Non-gazetted officers' Association on the above conditions

After the above allotments there will be 122 sites left Out of this 12 sites may be reserved for the construction of schools hospitals &c preferably in the centre of the extension

The remaining 110 sites may be disposed of at an upset price of Rs 250 each to the public whose income is below R 50 per month as already resolved by the Council on 9-4-34 Applications will be called for from the public A small committee may be formed to scrutinise the applications and recommend the allotment of these sites

Action is being taken separately for the provision of water and lighting facilities and for laying down roads drains &c

M Seshadri
Municipal Commissioner

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Deferred subject No 5

Commissioner's Memo Dated 29th Nov 34 in the matter of the disposal of the sites to the west of Poor House Block Basavangudi

Mr P Subbarama Chetty said that instead of giving sites to Municipal employees 50 houses be built by the Municipality and given to them on hire purchase system

The note of the Municipal Commissioner with the above modification was approved

A committee consisting of the following members was appointed to consider the applications and recommend the allotment of sites -

1 The Municipal Commissioner
2 Mr P Subbarama Chetty
3 " B Kempanna
4 " C Hayavadana Rao
5 " M P Somasekhara Rao
6 " W H Hanumanthappa
7 " B S Sankaraopa Setty
8 " C N Narasinga Rao
9 " M Munisami
10 " S N M Razvi
11 " S Sitaramaiya
12 " H Srinivasamurthy

Sd/ B K Garudachar,
Hon President

Copy

M Sankaraiya
Municipal Commissioner

G R S App E VI—G 2]

SUBJECT

file

*Diary No of letter replied to*

General and Revenue Secretariat

( )

*the* *193*

Date of issue 22-1-35 193

flag G²

Signed by M²A S Rao

May this be—

(i) printed ?

( ) treated as a standing order ?

(ii) published in the Gazette English Part ?

(iv) translated ?

(v) placed at the disposal of the press ?

(vi) published in the Gazette Kannada Part ?

Section ML

File No 238-33

Serial No 6

*Proceedings of the Government of His Highness the Maharaja of Mysore*

*Read*— g o No L 1587-9 / ML 145-32-4 dated 1-9-33 sanctioning, subject to certain conditions the proposal of the Bangalore city Municipal council for the lay out of sites each measuring 40'x 60' in the vacant land to the west and south of the existing Poor House in the Basavanagudi Extension Block,

Order thereon—No

2) Correspondence ending with letter No A 7 523/34-35 dated 19-12-1934 from the Municipal Commissioner Bangalore city, soliciting sanction to the resolution of the Municipal

council approving of the disposal of 257 sites in the area as noted in the statement appended and of the appointment of a committee to consider the applications for sites from the public and their allotment

Order No I 14403-07 dy 22 1 35

The resolution of the Municipal Council is sanctioned with the modification that 20 sites be allotted to the Non Gazetted Officers' Association instead of 10 as proposed, the sites available for the public being ~~correspondingly~~ reduced from 110 to 100

*List of Enclosure*

Chief Secy to Govt

MM/11 Rmr

To Municipal Commissioner Bangalore city (through the President)
Director of Health in Mysore
Chief Engineer
Comptroller to Govt
Secretary Non Gazetted Officers' Association

*Copied by*

*Examined by*

WD 0185—GPB—15 000—18 8 34

Disposal of sites near the Poor House Block, Basavangudi

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1) 50 sites to be allotted for the Municipal employees including teachers of primary schools etc and 50 houses built on these sites and given to them on hire purchase system

2) 50 sites to the city Housing Society Chamarajapet at an upset price of Rs 250 each, subject to the conditions that Rs 50 is paid on allotment and the balance in 6 monthly instalments the construction being commenced within 2 months from the date of taking possession of the site and completed within 12 months

3) 25 sites to the Mysore Oriental Bank Ltd

4) 10 sites to the Non Gazetted Officers' Association on the same Conditions as in (2)

5) 12 sites to be reserved for the construction of schools hospitals etc

6) 110 sites to the Public whose income as below Rs 50 p m at an upset price of Rs 250 each

16/1

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

Read—

G O No L 1587-9/Ml 145-32-4 dated 1st September 1933 sanctioning subject to certain conditions the proposal of the Bangalore City Municipal Council for the lay out of sites each measuring 40' x 60' in the vacant land to the west and south of the existing Poor House Block in the Basavangudi Extension

2 Correspondence ending with letter No A 7-525/34-35 dated 19th December 1934 from the Municipal Commissioner Bangalore City soliciting sanction to the resolution of the Municipal Council approving of the disposal of 257 sites in the area as noted in the statement appended and of the appointment of a Committee to consider the applications for sites from the public and their allotment

ORDER No L 4903-07/Ml 238-33-6

Dated Bangalore 18th 22nd January 1935

The resolution of the Municipal Council is sanctioned with the modification that 20 sites be allotted to the Non-Gazetted Officers' Association instead of 10 as proposed the sites available for the public being reduced from 110 to 100

for Chief Secretary to Government

To

The Municipal Commissioner Bangalore City (through the President)
The Director of Health in Mysore
The Chief Engineer in Mysore
The Comptroller to Government
The Secretary, Non-Gazetted Officers' Association

V L 6

[redacted] SITES NEAR THE POOR HOUSE BLOCK.

Basavangudi

(1) 50 sites to be allotted for the Municipal employees including teachers of primary schools &c , and 50 houses built on these sites and given to them on hire purchase system

(2) 50 sites to the City Housing Society Chamarajpet at an upset price of Rs 250 each, subject to the conditions that Rs 50 is paid on allotment and the balance in 6 monthly instalments the construction being commenced within 2 months from the date of taking possession of the sites and completed within 12 months

(3) 25 sites to the Mysore Oriental Bank Ltd

(4) 10 sites to the Non-Gazetted Officers' Association on the same conditions as in (2)

(5) 12 sites to be reserved for the construction of schools, hospitals &c

(6) 110 sites to the Public whose income is below Rs 50 per mensem at an upset price of Rs 250 each